

Oella HOA Board of Directors Meeting
March 21, 2011

In attendance: Anne Altemus, Marcia Ames, Scott Hall, Dan Hood, Amanda Lauer, Bruce Elliott. Residents/owners present were Henry Berger, Charles Wagandt, and Samantha Peterson.

Vice President Altemus called the meeting to order at 7:01pm.

Discussion of minor changes to February minutes ensued. A motion was made, seconded, and unanimously passed to approve February minutes with changes.

Treasurer's report:

- 1) Inaccurate ACM income statement: attorney charges should go to general matters \$910; too much income from assessments has been booked to parking; there are a few more minor allocation issues that Treas. Hall will speak to ACM about.
- 2) Dues report: 29 people in arrears at least one quarter, 10 two quarters or more; problems with auto payments/online balances not reconciling with notices going out; another notice will be sent to those people and Treas. Hall will follow up with ACM about online payments
- 3) At some point, we were informed by ACM that requirement for reserve contribution should be 10% for FHA loans; need to increase contribution to reserve fund; Treas. Hall will double check on the requirement
- 4) Report on current liabilities and assessments as of February based on ACM's financial report.

ARC update:

- 1) The ARC has one outstanding request for to extend deck in rear of house at 800 Charles James Circle; have not yet met to discuss the request.
- 2) Dir. Ames nominated Wendy Wyatt to serve on ARC to replace Steve Appler. Ms. Wyatt's is a 17 year resident of Oella, lives in a historic house, and has a strong interest in architectural preservation. She has no outstanding/unsettled ARC issues and she has worked through the architectural approval process successfully in the past. The motion was seconded and unanimously approved.
- 3) An appeal hearing regarding the ARC's decision regarding a retroactive request to install new windows at 760 Oella Ave. was held.
 - a. Vice President Altemus explained process to the homeowner—board can vote to uphold or overturn ARC decision after hearing from the homeowner and others.
 - b. Ms. Peterson, the resident of 760, provided a history of the window/new house situation; went into purchase of house "naively;" many things wrong with the house including inoperable windows; of the opinion that having energy efficient windows outweighs historic preservation; window company can install exterior muntins; saving

- on heating/cooling; needs to remediate mold and potentially roof issues
- c. Questions and discussion about the cost of the installation, wood versus metal frames and sashes, the established window policy and guidelines, the previously approved windows on Long Brick Row, the paint color, information provided by the vendor, required signoff by homeowner to vendor indicating approval by HOA/ARC; homeowner aware of architectural approval process but thought windows would be okay, salesman suggested less strict rules, historic preservation of Long Brick Row as a signature property
 - d. Members of the board and audience noted that it was unfortunate that owner got caught in this situation; however, the windows are not in keeping with the architectural standards and the historic aesthetic of Long Brick Row. Several residents have voiced their displeasure with the windows.
 - e. A motion was made to uphold the ARC's decision. The motion was seconded and unanimously approved. The ARC and the board will work with the homeowner to help to rectify the situation.

Landscaping, snow removal, common areas:

- 1) There was erosion of grass on hillsides at Timber Point and Long Brick Row. The landscaper will put down grass seed. He will stop mowing the area at Timber Point because it is compounding the problem.
- 2) Dir. Lauer will obtain several small trees to replace some damaged ones behind Short Brick Row. She will get some plants to help stop some of the Long Brick Row hill erosion

Old Business

- a. Collections policy-need attachment from President Rath for board review
- b. Guidelines approval—Charles Wagandt has read it all the way through in detail and found some typos and areas that need clarification. He will make note of items for next revision and get it the signed guidelines to the board soon.
 - a. A need for a formalized process for revisions was noted and briefly discussed.
- c. Timber Point encroachments: a letter from Attorney Rappaport for review by board; need clarification on requirements for approval for easements vs. license (later determined that both require 2/3 of the membership to approve); Dir. Altemus will forward revisions to Ms. Rappaport.
- d. HOA/Drehoff mediation: Pres. Rath has heard nothing back from the Drehoff's chosen mediation company after several attempts to contact them; need to choose again with deadline; Dir. Rath should draft letter for ACM to send out.
- e. Account appeal (730): monies not collected to date.

- f. 781 parking proposal from Oella Co.: Charles Wagandt presented proposed changes to SBR parking lot to make room for 781 spaces—making spaces narrower to 8.5 ft, removing islands and trees; 3 year license to adjust parking spaces discussion followed:
 - a. Board has no authority to go against plats and grant parking spaces to 781
 - b. Must seek 80% approval to change amendments 3 and 4; also include other issues that need to be changed in order to change the parking area assignments.
 - c. Need to give the two addresses at LBR that park at SBR the same remediation at 781. A letter is being drafted to apprise homeowners of the situation.
 - d. The board had requested Mr. Wagandt's engineer's opinion in writing, but it had not been provided at the time of the meeting; also did not receive county's opinion about building retaining wall and parking pad on sewer easement, etc.

New Business

- a. Timber Point erosion: covered under landscaping

Questions from residents-n/a

Adjourned at 9:06pm.